

WASHINGTON, D. C., SATURDAY, FEBRUARY 12, 1916.

THINKS THE ZONE PLAN WILL AID REAL ESTATE

Reduces Fluctuations in Prices and
Promotes Development, Says
Publication.

The problem of reducing the present extreme fluctuations in real estate values is one that confronts every city and town of importance in the country, and for that reason the study given the subject by the New York city commission becomes of general interest and value, says the American Architect.

Undoubtedly the greatest factor contributing to the unstable conditions that exist in the real estate and building field is the constantly and rapidly changing character of improvements that have heretofore been made, without let or hindrance, in practically all sections of cities depending entirely upon the opportunities, real or fancied, for gain or advantage presented to the individual who cared nothing for the effect upon the neighborhood invaded. Instances in which a street has suffered serious depreciation for block after block of its length by reason of a sudden influx of manufacturing or retail establishments requiring buildings of a type and character foreign to the locality and bringing with them vast forces of employees, are so numerous and well known as no longer to require specific mention.

Character of Improvement.
Under such conditions, existing in the majority of cities of this country, it becomes not only impossible to determine the character of improvement for a given site that will insure any degree of permanency of the investment return, but it is obvious that constantly shifting trade and residence centers would prevent the realization of any definite plan for city improvement. The first step in the formulation of a comprehensive plan for city development and growth would seem to be a determination of the proper character of occupancy of the different portions of the city area, and after determination they must remain fixed, else the plan, which can only be developed in the course of years, would when completed fail to meet the requirements of changed locations.

Efforts Are Well Meant.

The well meant efforts of financial institutions to control and direct the growth of cities by withholding money needed for improvements of certain character unless they be in an approved location, and the agreements of merchants to refrain from handling goods manufactured outside of an approved zone, may perhaps produce some slight effect, but in many instances the money can be found and the goods disposed of among people who have no interest in a local question of city planning or real estate values. The complete solution of the problem would seem to lie in the establishment of residence, retail, wholesale and manufacturing zones in which no building or business foreign to the locality will be permitted. It is now generally conceded that cities possess the necessary power and authority to enact ordinances restricting the character and location of buildings, as required by the zoning plan, and to exercise that power wisely would unquestionably result in conditions conducive to their greatest material improvement. Until that is done the uncertainty which surrounds the future development of many localities is too great to justify any considerable investment of private funds in their improvement or the expenditure of public money in an effort to realize a plan for civic betterments.

RUSSIA'S GIBRALTAR DEFIES THE GERMANS

Sveaborg Fortress, After Months of
War, Remains Intact on Gulf
of Finland.

"After more than eighteen months of naval war upon the Baltic sea between the fleets of Germany and Russia, the first successful shot has yet to be fired against the mighty fortress of Sveaborg, which guards the neck of the Gulf of Finland, and the water approaches to the Russian capital," begins a primer on war geography just issued by the National Geographic Society at Washington. "Sveaborg, best known as the 'Gibraltar of the Baltic,' powerfully secures its holders' control to all the wide basin of the Gulf of Finland, thus giving them a most important base for disputing the control of the northern inland sea. It was the acquisition of this stronghold that constituted the strongest impelling force in Muscovite politics toward the conquest of Finland from the Swedes.

Hundreds of Small Islands.

"There are hundreds of small, thickly wooded islands strewn over the coastal waters around Helsinki. It is upon a group of seven of such islands, which are larger than their neighbors, that the almost impregnable Sveaborg fortress is built. Moreover, small redoubts and batteries are well concealed in several of the outlying islands, which surround, like a thinly hung skirmish line, the fortress near the coast.

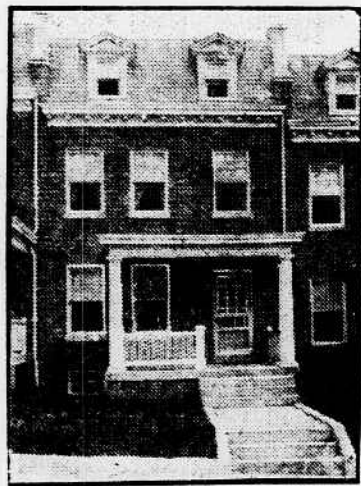
George A. MacBeth Dies.
PITTSBURGH, February 12.—George A. MacBeth, president of the MacBeth-Evans Glass Company, and one of the pioneers in the industry, has died suddenly at his home here from heart disease, aged seventy years.

The Searchlight

Agricultural Journalism.

A new department has been added to the school of Journalism of the University of Missouri. It is called the department of agricultural journalism and its object is to train both men and women to write more intelligently upon farm subjects. Its first plan included only the admission of students

who had taken work in agricultural colleges. Afterward students who had had successful journalistic experience were admitted to classes providing instruction in agricultural terms. Although still in its first year, this department has had an exceptionally large registration, showing the need of journalism as a complement to advanced agricultural education. It is planned to provide correspondence work for home study as a part of the work next year. These courses will be open to farmers who wish to increase their facility in the use of technical agricultural terms.



6 Rooms,
Attic,
2 Baths

Price,
\$5,675
Easy Terms

Amidst Delightful Surroundings

That will surely appeal to you. Attractive view over Rock Creek Park and the surrounding country. The homes abound with many new and advanced features that add comfort and convenience. They are artistically planned and designed, and constructed of the best materials by competent mechanics.

To Be Appreciated They Should Be Inspected—SEE

1812 Kenyon Street N.W.

Open—Lighted Evenings

N. L. SANSBURY CO.

Exclusive Agents 721 13th St. N.W.

Where You Can Buy a Country Home IN THE CITY.

Cor. Park Place & Newton St.

Sample House, 3602 Park Place N.W.

Superiority of these homes is not only from the construction and finish—it is the unusual location, which is most striking and one which would appeal to the lover of outdoors—an unobstructed view over 500 acres of parking, with its beautiful lake and walks—in a quiet, refined neighborhood of home-owners, which makes it one of the most ideal locations in the city.

Six Large, All Outside Rooms

Tile bath, hardwood trimmings, modern kitchen gas range, two rear porches, electric lights, cemented cellar, stationary wash tubs, hot-water heat, reinforced steel construction, colonial design, built-in cold storage vault and many other features too numerous to mention.

To inspect—Take 9th street car to Park road, walk east to Soldiers' Home gates, then north one square to homes, or phone Main 1597 for our motor service.

Price, \$3,875

Small Cash
Payment
Balance Like Rent



PHILLIPS & SAGER

1409 New York Avenue N.W.
Headquarters for New Homes

Let Your Judgment Decide

The real merits of these homes before buying.

Unquestionably the lowest priced new six-room, tile-bath home offered.

Construction, materials, workmanship have not been skimped in making these the best homes for the money. May be purchased cheaper than the rent you are now paying.

Price, \$2,250 Small Cash Payment
Balance Monthly

The location of these homes is most pleasing. Convenient to beautiful Lincoln Park and two car lines—East Capitol and Capital Traction.

Open for Inspection—
249 14½ Street N.E.

Six large outside rooms, tile bath—convenient to public school, churches, markets, etc.

A HEART TO HEART TALK ABOUT THE PRESTON HOMES

Situate at 4707 to 4717 7th St. N.W.

I want to draw your attention to the quality of the homes I am offering for sale, and in doing so I think I can safely say that (for the price I am asking) they are the best bargains in the city. I have spared no expense in making them attractive. I have put into them the best of workmanship, and have studied all conveniences in their arrangement. I take a special pride in inviting you to look them over. They are

7 Room, Bath and Attic House
With plenty of closet room, in addition to large

Linen and Coat Closets

They are splendidly located—being only a few steps from the car line, and only three squares from several churches and school-house. There are

Two of Them Left

And the prices are from

\$4,650 to \$5,250 On Easy Terms

Take a Soldiers' Home car (get off at 7th and Upshur Street) right at the property. Secure one of them and make the

Hearts of Your Family Happy
YOURS,

WINFIELD PRESTON

Owner and Builder

Phone Main 4759 710 14th St. N.W.

A Home You Should See

8-Room Home With Center Entrance Hall
Two Baths and Attic

3104 19th Street N.W.

34 feet wide, with entrance hall, parlor, library, dining room, butler's pantry and kitchen on first floor.

Second Story

Has 3 beautiful bedchambers, sewing room, two baths and attic. Oak floors throughout. Dining room has artistic oak beam ceiling and paneled sides of the finest quality oak.

Exposure

Southern, eastern and western—the best that can be gotten. Location and environments speak for themselves.

Take Mount Pleasant street car, get off at Kilbourne st., walk west to 19th st., or phone for auto.



Phillips & Sager,

1409 New York Ave.

Headquarters for New Homes.

1 Left---79 Sold---Why?

The question is answered by the most casual inspection—a thorough inspection convinces one it is the BEST BUY in the city. Located in a delightful section of the northwest, with a beautiful outlook over Rock Creek Park, these splendid homes have been erected under personal supervision of LEWIS E. BREUNINGER, by competent mechanics, using nothing but the best materials. Workmanship unsurpassed, paperings, decorations, fixtures and finish are superb.

8 Rooms and Bath—Semi-Detached—Garage

Price Reasonable—Easy Terms

1661 Harvard Street N.W. Open

(New Entrance to Rock Creek Park.)

N. L. SANSBURY CO.

Exclusive Agents. 721 13th St. N.W.

The Crowning Achievement in Detached Homes In Beautiful Saul's Addition

Washington's premier all-year home place, delightfully situated within 20 minutes of the heart of the city. Both car systems. SEE

13th and Farragut Streets N.W.

10 Rooms and Bath—Open for Inspection

Horace G. Smithy, Owner & Builder

N. L. Sansbury Co., Agents, 721 13th St. N.W.

Experienced Advertisers Prefer The Star.

Investigate Before---Not Afterward

These Beautiful Homes

921-931 Shepherd Street N.W.

Southern Exposure

COMPARE THEM WITH OTHERS
As to Their Real Values

They have six bright rooms and beautifully appointed bathroom; concrete cellar under entire house; servants' toilet, hot-water heat, with liberal radiation; gas hot-water heater for summer use. Excellent gas cooking range, unusually large kitchen; kitchen cabinet, large pantry (window). Parlor has polished mirror cabinet mantel, expensive gas and electric fixtures, hardwood trim throughout, double oak floors, 4 large closets, double back covered porches, 8 feet and full width of house. Yard, 156 feet to 15-foot alley.

Price, \$4,250

Easy Terms

Sample House Open and Lighted Until 9 P.M.—921 Shepherd St. N.W.

The Best Home Values

Location: High elevation, convenient to markets, churches, schools; half square from 9th street cars—just enough not to be annoying. Within 3 minutes' walk of 14th street cars.

Ask Your Brokers About These Homes

JOHNSON & MOXLEY Owners and Builders
Phone Lincoln 4023

Prices, \$3,550 to \$3,750

"SPEND your home money for rent."
BUT
SPEND your rent money for a home.

NICE, COZY,

"COMFORTABLE HOMES"

Located in the very best residential section of the north-east is what makes this the most ideal home place one could desire. The satisfaction of over 100 home buyers is about the strongest argument one could advance—that this is unquestionably the best home buy in Northeast Washington.

Sample House, 1315 D St. N.E.—Open

Six large all-outside rooms; both double front and rear porches; with all modern improvements—gas, electricity, water, hardwood floors, wonderful closet room, etc. On a big lot with large front and rear yards. High location.

To Inspect:

Take Cars to 13th and D Streets
Northeast, Direct to Homes.



Phillips & Sager,

1409 New York Ave. Headquarters for
New Homes

"Mr. Renter,"

Come Out and See the Character of Home You
Can Buy Here for \$27.50 Per Month.

You probably pay \$27.50 a month for your present quarters—perhaps more—and every month's rent you pay is so much gone, never to return.

Now, change the tables—buy one of these houses at \$27.50 per month, and every month's payment brings you nearer to being your own landlord, and the independence you have been longing for.

See Our 6-room-and-bath Homes

3rd and V Streets N.E. Just Finished

Price, \$3,450

Easy Terms.

Hot-water heat, double floors, electric lighting, double porches, large lots. Don't put off seeing them, for they will not last long.

Take car to 4th and V sts. N.E. Walk west one square to cor. 3d and V n.e.



Phillips & Sager

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Washington Headquarters for New Homes.